



01.17.2015

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TREE PROTECTION:

1. SEE SURVEY TO IDENTIFY TREES TO PROTECT.
2. ALL TREES OUTSIDE DISTURBED AREAS SHALL BE PRESERVED.
3. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS PRIOR TO CONSTRUCTION.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN A MANNER THAT DIRECTS SEDIMENT AWAY FROM THE CRITICAL ROOT ZONES (CRZ).
5. PROTECTIVE FENCES SHALL SURROUND A TREE OR GROUP OF TREES AT THE OUTER MOST LIMIT OF THE CANOPY (DRIPLINE).
6. TREES MARKED FOR REMOVAL SHOULD NOT DISTURB PROTECTED TREES.
7. WHERE AN EXCEPTION IS PERMITTED AND PROTECTIVE FENCING IS < 4'-0" FROM THE TRUNK, ADD STRAP-ON PLANKING TO THE TRUNK UP TO 8'-0" OR TO THE LOWER MOST BRANCHES.
8. SEE GUIDELINES FOR THE TREATMENT OF PROTECTED TREE ROOTS ABOVE GRADE.
9. THE REMOVAL OR ADDITION OF LANDSCAPING SOIL SHOULD NOT EXCEED 4" WITHIN THE DRIPLINE. NO SOIL IS PERMITTED AT THE ROOT FLARE OF PROTECTED TREES.
10. PRUNING OF TREE BRANCHES MUST OCCUR PRIOR TO CONSTRUCTION. CONSTRUCTION DAMAGE TO TREES IS NOT PERMITTED.
11. CUTS TO OAK TREES MUST BE PAINTED IMMEDIATELY, INTENTIONAL OR UNINTENTIONAL.

1801 MOHLE DRIVE

PROPERTY INFORMATION

THE WEST FIFTY FEET (50') OF LOT No. EIGHT (8) AND THE EAST TEN FEET (10') OF LOT No. NINE (9), BLOCK THREE (3), BRYKER WOODS "C", VOLUME 4, PAGE 46, PLAT RECORDS; AND PER DEED RECORDED IN DOCUMENT No. 2010115310, TRAVIS COUNTY, TEXAS

DRAWING INFORMATION

ADDRESS: 1801 MOHLE DRIVE

TT JOB NO: SMS-224-14

DRAWN BY: AH

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 09-16-14

SURVEYED FOR: COLE SCHINDLER

NOTES

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES, IF ANY.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC) AND ZONING ORDINANCES, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

ELEVATIONS SHOWN HEREON ARE ASSUMED AND NOT REFERENCED TO A KNOWN BENCHMARK.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF COLE SCHINDLER AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE OWNER/BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a limited boundary, line & topo survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.

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TRI-TECH SURVEYING COMPANY, L.P.

Firm Reg. Number: 10193729

WWW.SURVEYINGCOMPANY.COM

100 E. San Antonio St. Ste. 100 Phone: (512) 440-0222

San Marcos, Texas 78666 Fax: (512) 440-0224

STATE OF TEXAS

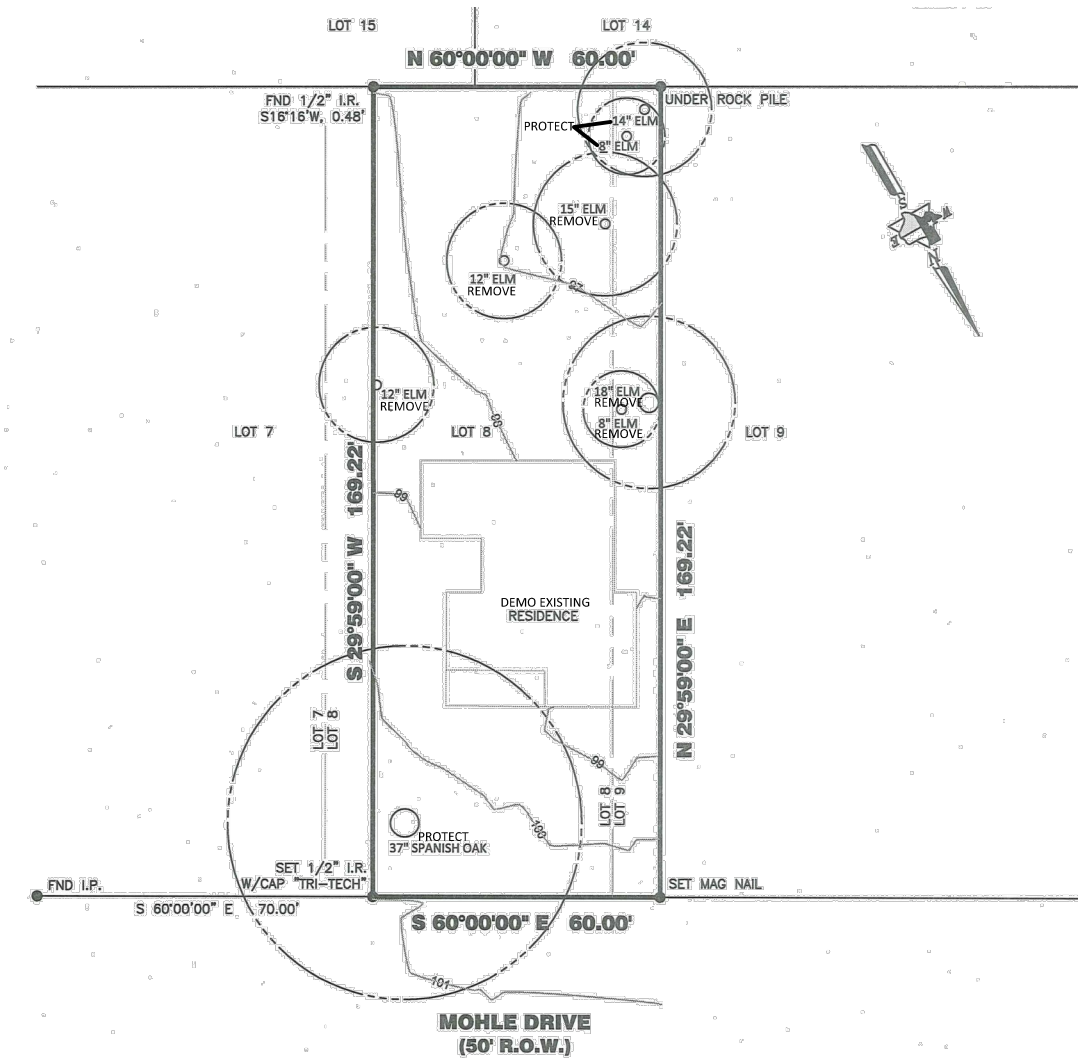
REGISTERED

RUDOLF J. PATA JR.

5388

PROFESSIONAL LAND SURVEYOR

Surveyor Registration



SITE PLAN 1:40

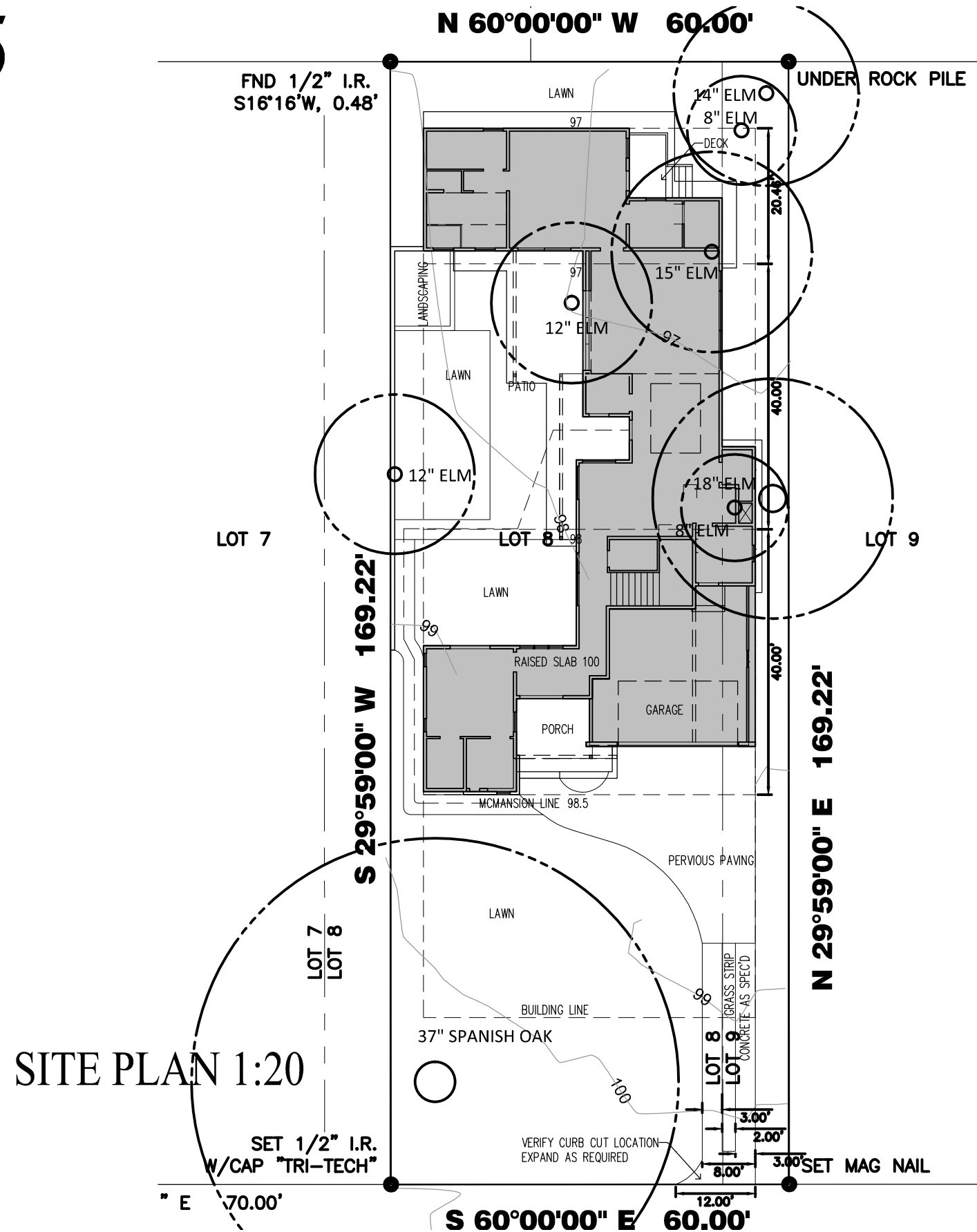
*CITY ORDINANCES	BL = BUILDING LINE	I.R. = IRON ROD	LEGEND	CONCRETE	ELECT. BOX	FIRE HYDRANT	MANHOLE
**RESTRICTIVE COVENANTS	PL = PROPERTY LINE	I.P. = IRON PIPE		COVERED	A/C PAD	LIGHT STANDARD	WATER METER
IRON FENCE	UE = UTILITY EASEMENT	PUE = PUBLIC UTILITY ESMT.				UTILITY POLE	UTIL. PEDESTAL
WOOD FENCE	FNC = FENCE	WLE = WATERLINE EASEMENT					
OVERHEAD UTILITIES	OLD LOT LINE	ROW = RIGHT OF WAY					
	CRITICAL ROOT ZONE	FND = FOUND					

MOHLE RESIDENCE  
CITY SUBMITTAL SET

C0.0



01.17.2015



# MOHLE RESIDENCE CITY SUBMITTAL SET

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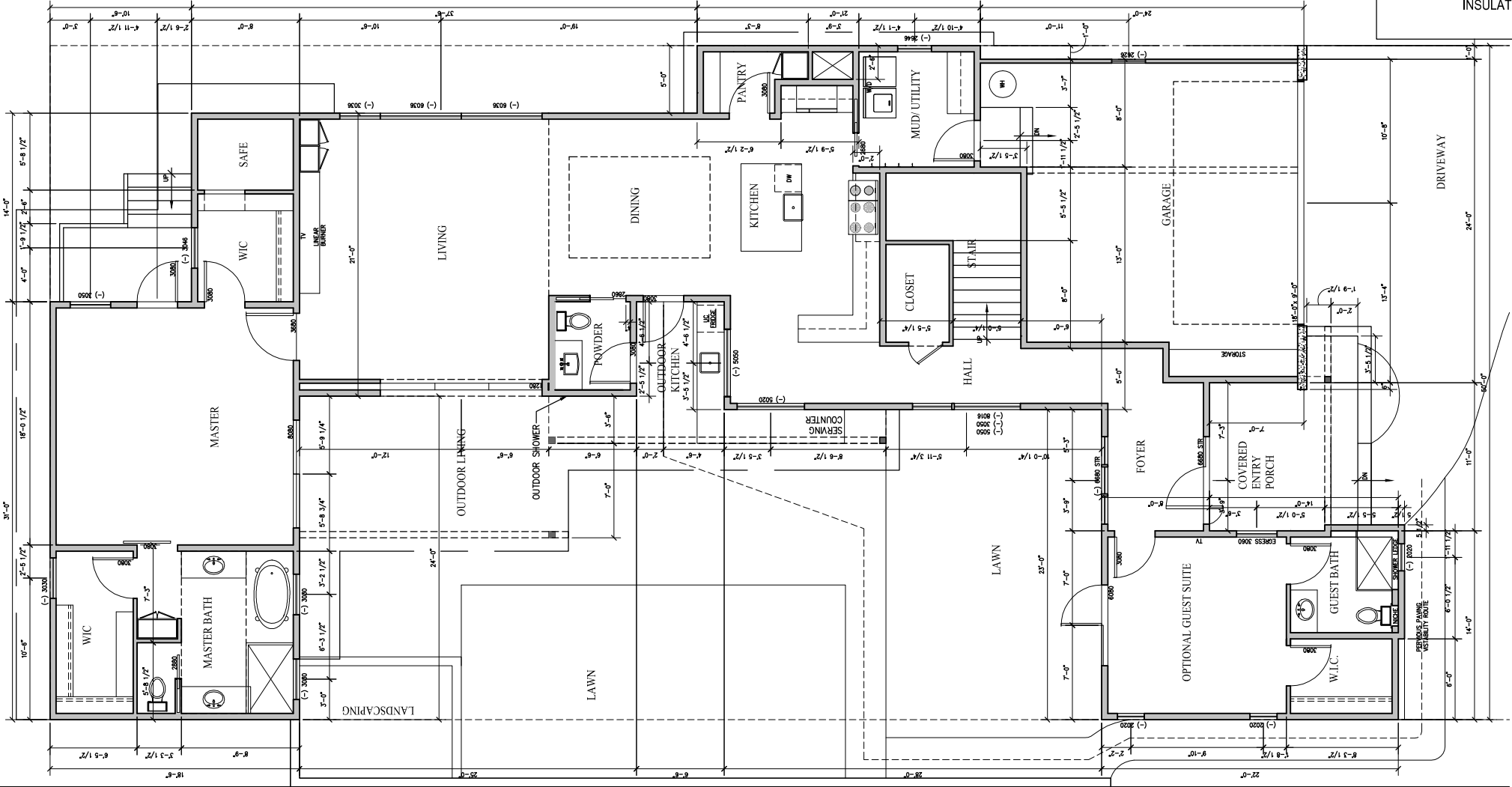
VISTABILITY:

COMPLY WITH ALL PERTINENT VISTABILITY REQUIREMENTS, UNLESS A WAIVER OF VISTABILITY REQUIREMENTS IS GRANTED.

- ALL DOORS TO HAVE A CLEAR OPENING OF 30 IN (32" DOOR).
- PROVIDE BLOCKING IN BATHROOM WALLS AT 34" A.F.F. EXCEPT AT LAVATORIES.
- PROVIDE VISTABLE CONTROLS NO HIGHER THAN 48" A.F.F.
- OUTLETS AND RECEPTACLES MUST BE > 15" A.F.F., EXCEPT FLOOR OUTLETS.
- PROVIDE A VISTABLE ENTRANCE AND ROUTE ON THE MAIN LEVEL, INCLUDING AT LEAST ONE NON-STEP ENTRANCE AT THE FRONT, REAR, AND SIDE OR THROUGH THE GARAGE INTO THE DWELLING.
  - THE ROUTE MUST NOT HAVE A CROSS SLOPE  $\geq 2\%$  (1:50) THAT STARTS FROM THE SIDEWALK, STREET, DRIVEWAY OR GARAGE AND TRAVELS TO THE VISTABLE ENTRANCE.
  - ALL RAMPS MUST COMPLY WITH RESIDENTIAL CODE.

BUILDING CODES:

- THE BUILDER IS RESPONSIBLE FOR COMPLIANCE WITH ALL PERTINENT RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO 2012 IECC FOR SINGLE FAMILY RESIDENTIAL.
  - MIN. 25% OF LAMPS MUST BE ENERGY STAR COMPLIANT.
  - EXTERIOR LAMPS SHALL BE CONTROLLED BY A PHOTOCELL.
  - ALL RECESSED FIXTURES MUST BE AIR-TIGHT RATED (IC-AT)
  - MECHANICAL FRESH AIR VENTILATION IS REQUIRED.
  - R-8 DUCT INSULATION FOR DUCTS OUTSIDE THE THERMAL ENVELOPE.
  - DUCT SEALING MUST BE DONE IN ACCORDANCE WITH CODE.
  - HVAC CONTRACTOR TO PROVIDE COPIES OF MANUAL J & D TO ALL STAKEHOLDERS.
  - ALL MECHANICAL EQUIPMENT MUST BE TESTED AND COMPLIANT WITH CODE STANDARDS.
  - R-3 PIPE INSULATION FOR ALL HOT WATER PIPES.
  - IF SPRAY FOAM INSULATION IS UTILIZED, MIN. R-VALUE IS R-25 (VAULTED 2X8 CEILING).
  - ALL HOT WATER RECIRCULATION SYSTEMS TO BE MANUALLY CONTROLLED.
- RADIANT BARRIER ON ROOF IS REQUIRED PER CODE UNLESS INSULATION IS INSTALLED TO THE ROOF DECK.
- CERTIFICATES REQUIRED. MUST POST PERFORMANCE VALUES ON ELECTRICAL, MECHANICAL, INSULATION, AND WINDOWS.



NOTES:

- PROVIDE BLOCKING FOR ALL CABINETS, ACCESSORIES, FIXTURES, HANDRAILS, HARDWARE, ARTWORK, ETC.– VFY. LOCATION w/ INTERIOR DESIGNER
- DASHED LINES INDICATE OVERHEAD ELEMENTS– VFY. APPLIED BEAMWORK/ CEILING SOFFITS w/ ARCHITECT
- ALL INTERIOR DOORS SHALL BE ASSUMED CENTERED ON WALL OR 6" MIN. OFF ADJACENT WALL, UNLESS DIMENSIONED OTHERWISE
- SEE FRAMING PLANS AND DETAILS FOR ALL STRUCTURAL INFORMATION AND CONNECTION DETAILS

MAIN LEVEL PLAN  $\frac{3}{32}" = 1'-0"$

MOHLE RESIDENCE  
CITY SUBMITTAL SET

A1.0



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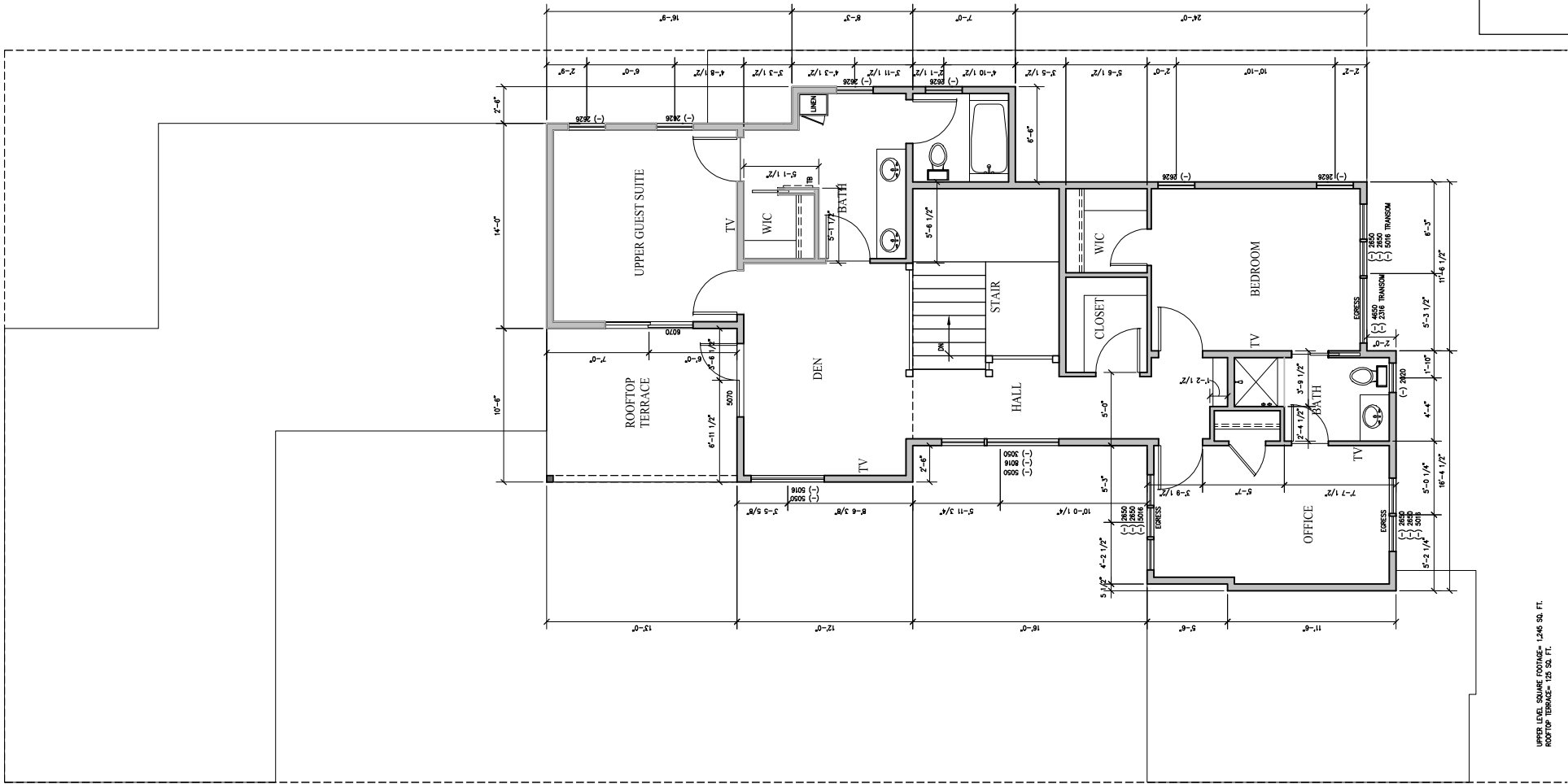
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UPPER LEVEL PLAN  $\frac{3}{32}" = 1'-0"$

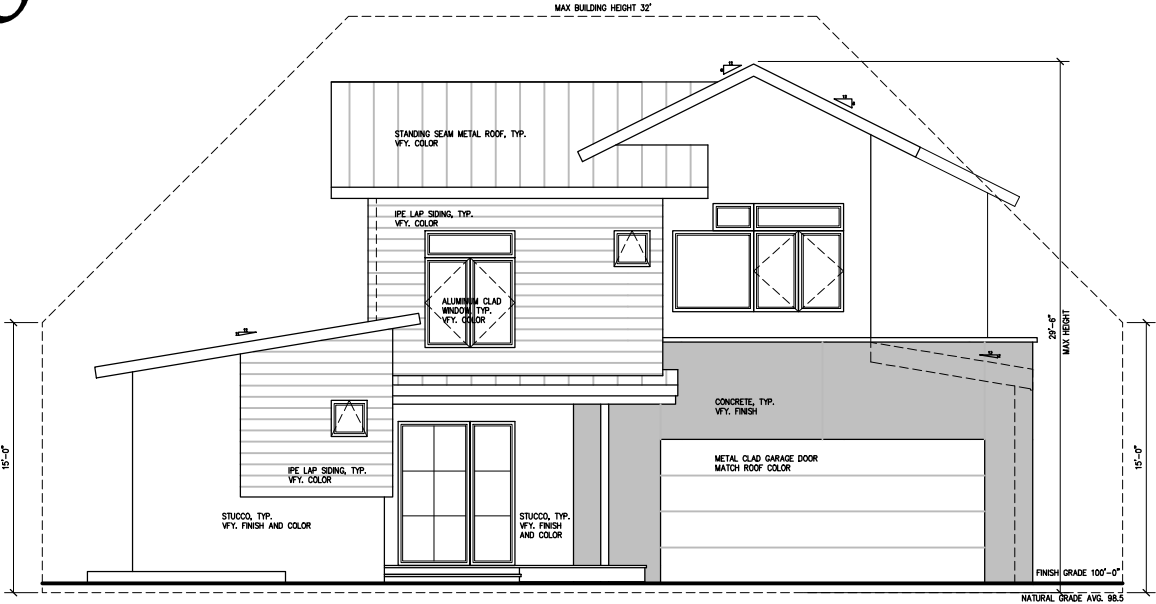
MOHLE RESIDENCE  
CITY SUBMITTAL SET

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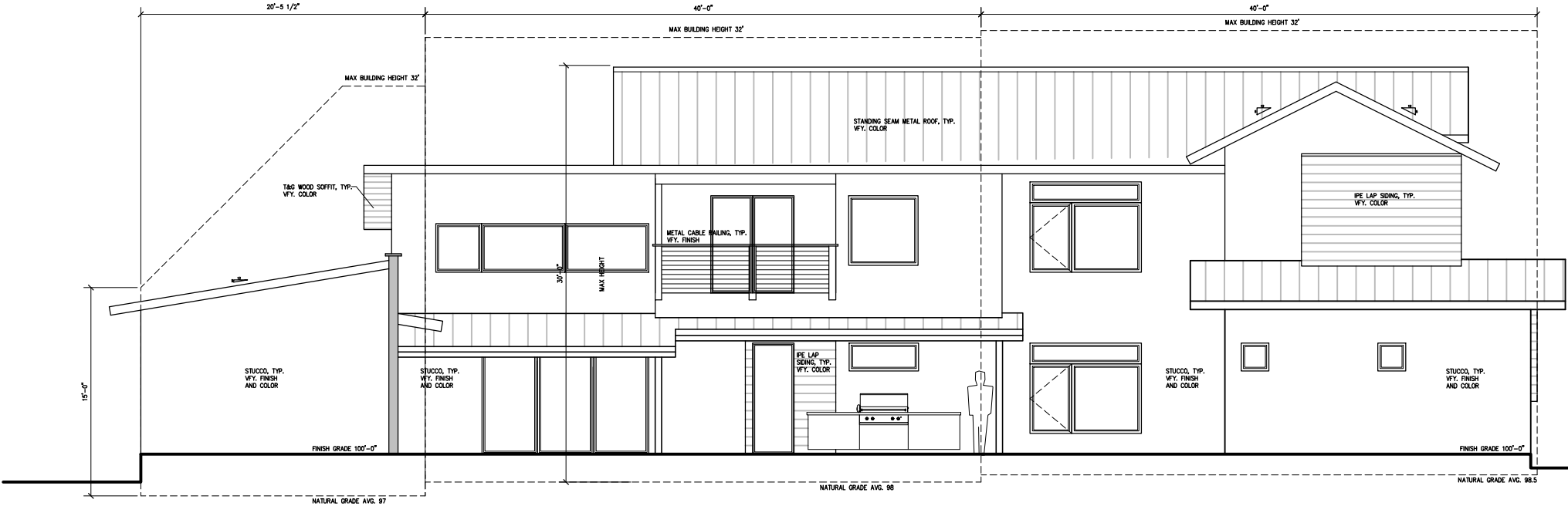
01.17.2015



NOTES:

1. ALL WINDOW SIZES ARE GENERAL UNIT SIZE -V.F.Y. EXACT WINDOW R.O. MEASUREMENTS w/ MANUFACTURER'S CUT SHEETS PRIOR TO FRAMING -CENTER WINDOW AT DIMENSIONED OPENINGS
2. ROOF PENETRATIONS TO BE ON BACK SIDE OF ROOF LINE, GROUPED & HOUSED IN METAL SLEEVES TO MATCH ROOF - COORDINATE WITH ARCHITECT
3. ALL FLASHING/ROOFING DETAILS ARE RESPONSIBILITY OF APPROPRIATE SUBCONTRACTORS
4. ALL EXTERIOR OPENINGS/ PENETRATIONS TO BE SEALED

FRONT ELEVATION  $\frac{3}{32}" = 1'-0"$



SIDE ELEVATION  $\frac{3}{32}" = 1'-0"$

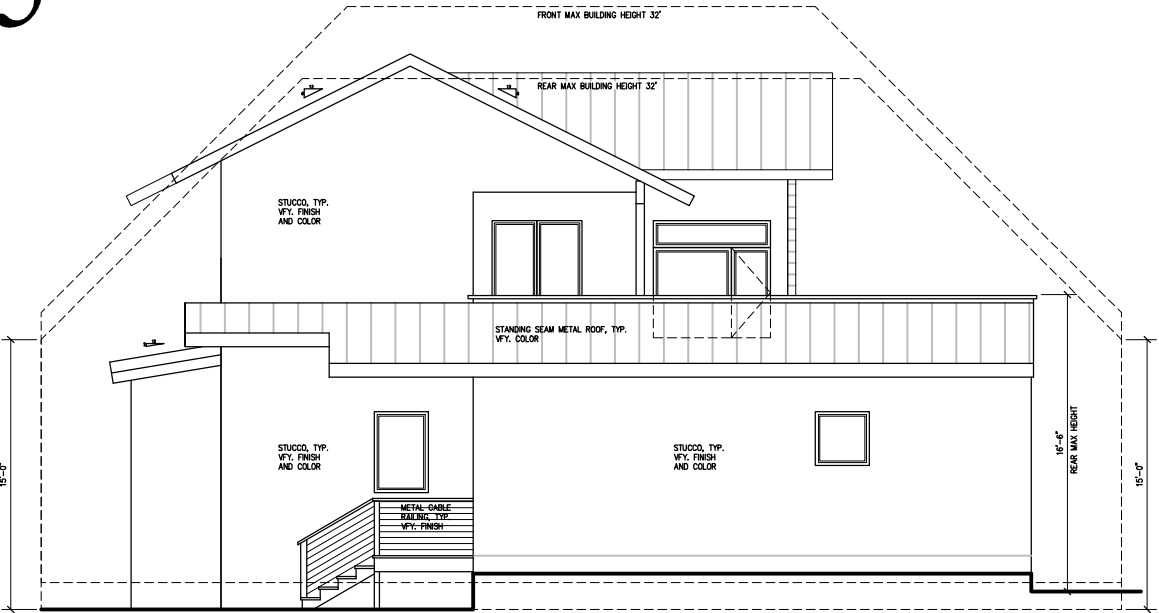
MOHLE RESIDENCE  
CITY SUBMITTAL SET

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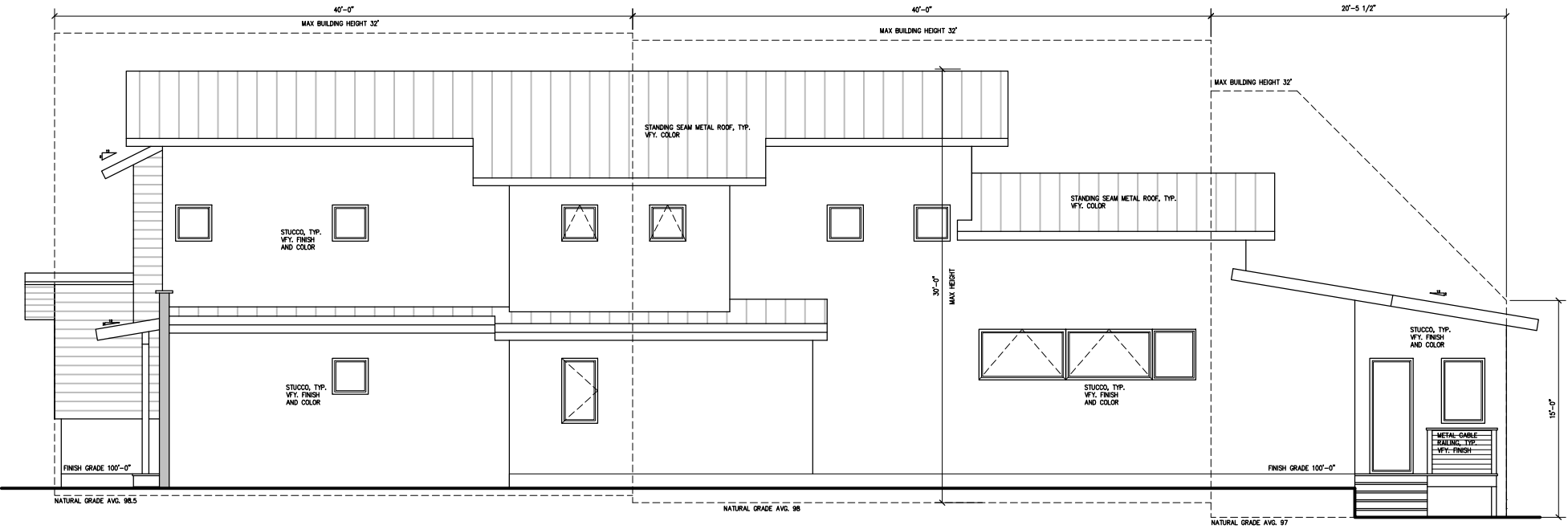
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REAR ELEVATION  $\frac{3}{32}" = 1'-0"$

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SIDE ELEVATION  $\frac{3}{32}" = 1'-0"$

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CITY SUBMITTAL SET

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